

**City of Marshalltown, Iowa Brownfields Community-Wide Assessment Grant Application  
Narrative Information Sheet:**

1. Applicant Identification: City of Marshalltown  
24 North Center Street  
Marshalltown, IA 50158
2. Funding Request:
  - a. Assessment Grant Type: Community-wide Assessment
  - b. Federal Funds Requested:
    - i. Funding about requested: \$300,000
    - ii. Site Specific Waiver: Not applicable
  - c. Contamination: Hazardous Substance & Petroleum Substance
3. Location:
  - a. City: Marshalltown
  - b. County: Marshall County
  - c. State: Iowa
4. Property Information for Site-Specific Applications: Not applicable
5. Contacts:
  - a. Project Director: Michelle Spohnheimer  
36 North Center Street  
Marshalltown, IA 50158  
Phone: (641) 754-5756  
[mspohnheimer@marshalltown-ia.gov](mailto:mspohnheimer@marshalltown-ia.gov)
  - b. Chief Executive/  
Highest Ranking Elected Official: Joel Greer, Mayor  
24 North Center Street  
Marshalltown, IA 50158  
Phone: (641) 754-5701  
[mayor@marshalltown-ia.gov](mailto:mayor@marshalltown-ia.gov)
6. Population: 27,440 (2013-2017 American Community Survey 5-Year Estimate)
7. Other Factors Checklist:

Other Factors	Page#
Community Population is 10,000 or less	No
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	No
The priority brownfield site(s) is impacted by mine-scarred land.	No

## FY2020 U.S. EPA Brownfield Community-Wide Assessment Application

The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	<b>1</b>
The priority site(s) is in a federally designated floodplain.	<b>No</b>
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	<b>Unknown</b>
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	<b>8-9</b>

## 8. Letter from the State or

Tribal Environmental Authority:

Attached



November 22, 2019

Mr. Jonathan Harrington  
US EPA Region 7  
11201 Renner Blvd  
Lenexa, KS 66219

RE: City of Marshalltown, Iowa – Brownfield Grant Application for  
Community-wide Hazardous Substances and Petroleum Assessment

Dear Jonathan:

This letter is submitted as a statement of acknowledgement, review and support for the City of Marshalltown's assessment grant application for \$300,000, through funding authorized by §104(k) of CERCLA. This application and brownfield assessment initiative addresses known and potential hazardous substance and petroleum contamination at multiple abandoned and underutilized commercial and industrial parcels within the City's Urban Core.

The City seeks to carry out a comprehensive, community-wide approach for public engagement and participation in the environmental assessment, cleanup, and redevelopment planning efforts for former manufacturing, warehousing, and railroad properties within the core of Marshalltown, as known and suspected environmental contaminants have had a detrimental impact on redevelopment interest and community-quality impact in this area.

The Iowa Department of Natural Resources (IDNR) has worked closely with the City of Marshalltown in past years by providing technical and financial resources through our Brownfield State Response Section 128(a) Program; however, the daunting task of these larger sites and a needed community-wide assessment approach within Marshalltown will require significant investment, beyond the dedicated resources that both the IDNR and the City have already put forward.

The IDNR appreciates the opportunity to be a supportive partner for brownfield assessment, cleanup, and redevelopment projects in the past with the City of Marshalltown, and we support the brownfield assessment strategies presented within the City's application with the highest degree of endorsement and confidence.

Sincerely,

A handwritten signature in black ink, appearing to read "Mel Pins", is written over a horizontal line.

Mr. Mel Pins  
Executive Officer  
Iowa Brownfield Redevelopment Program

## Narrative/Ranking Criteria

### **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### **1.a. Target Area and Brownfields**

1.a.i. Background and Description of Target Area: The City of Marshalltown, located in central Iowa and comprises 19.31 square miles of land, was first settled in 1851. Marshalltown is the population center and the county seat of Marshall County (population of 40,476), with 27,440 residents (2013-2017 American Community Survey 5-Year Estimates). At the turn of the 20<sup>th</sup> Century, Iowa led the nation in the value of agricultural products and rank 17<sup>th</sup> nationally in the value of manufactured products. Modern industrialism transformed the economic and social life of the State of Iowa and especially, the City of Marshalltown. During this time Marshalltown had the nickname of “Little Pittsburgh” because of the town’s burgeoning business and industry. Marshalltown was one of the fourteen cities with manufactured products worth \$1,000,000 or more in 1899. As Iowa became the nation’s foremost supplier of butcher stock – first in hogs and second in cattle new packing centers arose across the state and in Marshalltown. Marshalltown boasts the development of two world famous businesses, Fisher Governor, now Emerson Processing Management/Fisher Controls Division, and the Lennox Furnace Company, now Lennox Industries. Over the past 29 years the community has steadily lost high-paying, white-collar jobs, as two major companies (Lennox Industries and Fisher Controls) have moved their headquarters to other areas. Almost, 30 years ago the Swift meat packing plant, now JBS, opened in Marshalltown, creating many low-waged jobs that have continued to attract immigrant populations (Latino, Myanmar (formerly Burma), and Sudanese). Over the past 30 years, the combination of an aging population, major closures, low-wage jobs, loss of small businesses, a devastating tornado and out-migration of young people has created a cycle of disinvestment and brownfield sites within Marshalltown.

In July of 2018, Marshalltown’s urban core experienced the destructive forces of an EF-3 tornado, which has added to the number of brownfield sites within the urban core. In response, Marshalltown quickly mobilized energy and funds into downtown planning, rebuilding and revitalization. These efforts produced the Marshalltown Downtown Master Plan. Several sites need to have environmental assessments to bring the Downtown Master Plan to fruition. The urban core is the target area for the community-wide assessment program and is located within census tracts 9505, 9506 and 9509 and includes the Iowa River and Linn Creek. The urban core is bound by the City limits to the north and east, S. 12<sup>th</sup> Street on the west and to the south: West Olive/South Street/E Anson Street/E Nevada Street/Quarry Road to the south. Census tract 9509 is the City’s opportunity zone area. Past and current land uses in this area include industrial, commercial institutional, commercial, downtown mixed use, medical and office.

1.a.ii. Description of the Priority Brownfield Site(s): Marshalltown has a significant number of brownfield sites throughout the community and especially within the target area. An inventory of brownfields (in addition to priority sites) is greatly needed to track these properties as brownfield properties can negatively impact a single block or an entire neighborhood (secondary inventory). The targeted parcels for assessment are within close proximity to the Downtown Business District (Downtown). Consequently, these sites are close to the surrounding established residential neighborhoods around the Downtown. The Unity Point-

Marshalltown Downtown Hospital and McFarland Clinics (Medical Campus) consists of 12 acres aggregated over the last century to form Marshalltown's Medical District. The **Medical Campus** site has been identified as the first priority site. In 2017, UnityPoint announced that it would purchase bankrupt Central Iowa Healthcare (Marshalltown Hospital). In August of 2019, UnityPoint announced that they will be relocating the downtown hospital and services to the southside medical park (outside the urban core). McFarland Clinic also plans to vacate their leased space from Unity Point in 2021. Suspected contaminants include heavy metals from old incinerator(s), USTs from diesel powered backup generators, USTs for fuel oil heating systems, low level radioactive waste from medical equipment/procedures, asbestos containing materials (ACM), lead based paint (LBP), heavy metals and poly aromatic hydrocarbs (PAHs) if there is a history of coal burning heat system.

The **Third Ave Viaduct** (Linn Creek/Railroad tracks southern border, E. Linn Street northern border, S 1<sup>st</sup> Ave eastern border and S. 4<sup>th</sup> Ave western border) is the second priority area and is identified in the City's Highway 14 Corridor Plan. The site is comprised of vacant and underutilized building and lots that will need assessment and cleanup planning to aid in the redevelopment of this area. This area is north of Linn Creek and railroad tracks and is the southern gateway to Downtown. This area is suspected to have heavy petroleum PAHs, arsenic, and polychlorinated biphenyls (PCBs) from the railroad operations. This area could also have volatile organic compounds and heavy metals from the 19<sup>th</sup> and 20<sup>th</sup> century industrial operations that occurred in this area.

**700 Block of South Third Ave**, was once home to Letts-Fletcher and later the Western Grocer Mills complex, housed a power plant in the center and the company's signature canning facility is the City's third priority site. The site is now a complex of old structures in disrepair, a ghost of its former self. The City's trail system crosses Linn Creek on the northeast corner of the property and then follows the eastern border of the property. This site is suspected to contain heavy metals from the coal combustion and ash disposal from heating systems and fuel oil from underground tanks, ACM, LBP, heavy metals and PAHs associated with the former powerplant.

### **1.b. Revitalization of Target Area**

#### 1.b.i. Reuse Strategy and Alignment with Revitalization Plans:

Priority sites were identified in the City's recent planning efforts as important sites the community would like to see redevelopment. **Medical Campus:** while the announced hospital relocation comes as no surprise to City Officials and plans for redevelopment/reuse (new housing, park/recreation and conference center with hotel) of the site were included in the 2012 Marshalltown Comprehensive Plan, Highway 14 Corridor Plan and the Downtown Master Plan, this announcement has signaled the need for the City to finalize site plans through environmental site assessment, market study, site reuse and infrastructure planning, so that redevelopment can begin as soon as the move is completed. **Third Ave Viaduct area:** the Highway 14 Corridor plan calls for the development of Nevada Street by removing the existing ramps connecting Highway 14 to E Madison Street and then constructing the missing segment that would connect Nevada Street through Highway 14. **700 Block of South Third Ave:** As identified in the Highway 14 Corridor Plan, this area has been identified as commercial or mixed-use infill development with a trail gateway and greenway connection.

**1.b.ii. Outcomes and Benefits of Reuse Strategy:** Reinvestment in Marshalltown’s Urban Core will result in an expanded tax base, additional employment opportunities, and vibrant recreational opportunities. The City of Marshalltown understands the benefits of brownfields redevelopment are increased commercial/retail, and recreational options improve living conditions and attract additional development to its disproportionately impacted populations. According to the Iowa Economic Development Authority’s Economic Impact on Main Street Iowa for every vacant or underutilized building it costs the community \$222,340 annually. While the City of Marshalltown anticipates exceeding the redevelopment of 5 buildings, however if only 5 vacant or underutilized buildings are redevelopment through this program, \$1,111,700 would be brought back into the community annually, not including construction.

**1.c. Strategy for Leveraging Resources**

**1.c.i. Resources Needed for Site Reuse:** The City of Marshalltown has a proven history in securing funding from governmental and private sources to help fill projects gaps in the urban core. The urban core is a revitalization priority for the city and substantial financial and programmatic resources have or are planned to be allocated to this area. The table below identifies both public sector and private sector funding identified for the target area.

Marshalltown Target Area Leverage	
Leveraging Tax Incentives	Description
\$100,000	Economic Development Administration (EDA) funding to complete the Downtown Master Plan.
\$100,000	Local Foundation funding to complete Downtown Master Plan.
\$25,000	Local Foundation funding to complete Highway 14 Corridor Plan.
\$50,000	City funding to complete Highway 14 Corridor Plan.
\$1,600,000	Iowa Department of Transportation RISE grant for the Edgewood Road extension.
\$2,300,000	Application preparation in process for EDA for Edgewood Road extension.
\$3,400,000	U.S. Department of Housing and Urban Development Lead Based Paint Hazard Reduction Grant
\$1,000,000	Iowa Economic Development Authority Community Catalyst Grant for downtown building renovation and new construction.
\$8,800,000	Iowa Finance Authority (IFA) Low Income Housing Tax Credit (LIHTC) project for 50 units at Marshalltown Lofts construction planned to start in 2020.
\$1,000,000	Low interest loans available to downtown businesses through the IFA.
\$250,000	City grant funding for new construction projects in the downtown area.
\$3,600,000	City funding into the Coliseum redevelopment project.
\$3,500,000	New Construction of grocery store – private investment
\$2,300,000	M’town Senior Residences repair project with LIHTC.
\$4,500,000	RACOM repair and renovation

**1.c.ii. Use of Existing Infrastructure:** Each of the priority sites, and entire urban core provides existing and adequate infrastructure to accommodate the needs of redevelopment. Each site is accessible via the existing street network with utilities, such as electrical, natural gas, water,

and sewer available. The medical campus will need a minor infrastructure analysis to determine the age of water and sewer lines and if any of the utilities are public vs. private due to the age of the facility. Many of the priority sites are already connected to the utility infrastructure, though many may require services to be turned on. Any redevelopment will need to establish a new connection to the existing utility services. The City would ideally like to preserve the community's history and heritage and will encourage the redevelopment of building and sites over demolition and new construction. The Third Ave Viaduct plan would allow for greater street connectivity by connecting streets that are currently cutoff by Highway 14.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

2.a.i. The Community's Need for Funding: The City of Marshalltown is prepared to manage and provide guidance for the redevelopment of priority brownfields; however, the City simply does not have the funds necessary to establish an effective brownfields assessment, cleanup, and redevelopment program without this EPA Grant. The devastation from 2018 tornado will be felt by the City for years to come as millions of dollars has been lost in property valuations. Low property values prevail within the Urban Core. The Urban Core's median household income is 25% lower than the national median household income (2013-2017 American Community Survey 5-Year Estimates). With more than one out of every 5 residents within the Urban Core living below the poverty level (2013-2017 American Community Survey 5-Year Estimates), the economic conditions of the residents is felt by the City with reduced tax revenues for critical municipal services, and even less funding for brownfield redevelopment.

### 2.a.ii. Threats to Sensitive Populations:

2.a.ii.(1). Health or Welfare of Sensitive Populations: Forty percent of the population are seniors and children making them the bulk of the sensitive populations living within the Urban Core. Seniors make up approximately 10% of the target population and children comprise about 30% of the Urban Core population (2013-2017 American Community Survey 5-Year Estimates). About one of every five seniors and children in the target area are living below the poverty level (2013-2017 American Community Survey 5-Year Estimates). Housing within the target area is old with over 90% of the homes built before 1980 (2013-2017 American Community Survey 5-Year Estimates), meaning that most children in the target area continue to be exposed to lead-based paint and asbestos hazards. Additionally, the contaminants found at brownfields sites are known to cause elevated blood lead levels, respiratory problems, and reproductive issues. The sensitive populations within the target area will continue to experience a disproportionate share of adverse health and environmental effects if conditions remain unchanged. In additions, many of the brownfield sites in the target areas are near day care facilities, schools and areas with older residents. Because many of the brownfield sites are not secured or may be a source of airborne pollutants/contaminants, they represent additional potential threats to sensitive populations in the area. This U.S. EPA Brownfields Site Assessment Grant will provide the City with a secure funding source to continue to proactively investigate the real threat posed by the targeted properties and, if necessary, help protect these sensitive populations from ACM, LBP, heavy metals, petroleum, PAHs and PCBs.

- According to IDPH's Iowa Public Health Tracking (IPHT) program, within Marshall County, where Marshalltown is located, roughly 1% of the 1,497 children screened were confirmed to

have an elevated blood lead (EBL) level. Therefore, it's estimated that approximately 14 children are EBL cases in the Urban Core.

- According IPHT program, Marshall County (smallest geographic unit available) had 111 emergency department visits and 9 hospitalizations for asthma in 2018.

**2.a.ii.(2). Greater Than Normal Incidence of Disease and Adverse Health Conditions:** According County Health Rankings & Roadmap program, Marshall County is ranked 84<sup>th</sup> of Iowa's 99 counties in terms of health factors (1 best to 99 worst). The rankings include health factors such as high school graduation rates, obesity, smoking, unemployment, access to healthy foods, the quality of air and water, income inequality, and teen births.

Potential exposure to numerous contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways negatively impact area individuals. The proposed EPA grant funding will allow the City to assess the extent of suspected contamination levels and address exposure pathways. The direct impact of the individual brownfields sites is currently unknown but recent health studies indicate exposure to carcinogens in the greater Marshalltown area is higher than other communities and counties in Iowa (see below). This is a substantial concern as many of the potential contaminants associated with the priority brownfield sites are known to cause cancer (asbestos, lead, petroleum, PCBs and PAHs).

- A University of Iowa study entitled 2018 *Cancer in Iowa* report listed Marshall County as being one of the top fifteen counties in Iowa for estimated cases of new cancer.
- The National Cancer Institute (NCI) lists Marshall County cancer incidence rates in Iowa from 2012-2016 (<http://statecancerprofiles.cancer.gov>). The county's incidence rate of 485.3 is higher than the U.S. rate of 448 per 100,000.

As evident, the Urban Core area contains a considerable concentration of facilities, especially the priority sites that have the potential to adversely impact nearby populations and the environment. The referenced circumstances make it critical for the City to continue protecting the health of all residents living near brownfield sites. This is especially true when considering the demographics of the area.

**2.a.ii.(3). Disproportionately Impacted Populations:** The urban core of the City of Marshalltown containing a railroad corridor and current and former industrial sites. The Urban Core's poverty level is 18.7% (higher than both the state (12%) and national (14.6) averages) and child poverty is at a staggering 7.8%. Out of the 4,517 households, almost 25% received Supplemental Nutrition Assistance Program (SNAP) benefits (2013-2017 American Community Survey 5-Year Estimates).

## 2.b. Community Engagement

### 2.b.i./ii. Project Partners/Project Partner Roles:

Project Partners & Roles		
Partner Name	Point of Contact	Specific Role in the Project
Marshalltown Chamber of Commerce	Name: Lynn Olberding Email: <a href="mailto:lolberding@marshalltown.org">lolberding@marshalltown.org</a> Phone: (641) 753-6645	They will assist with outreach and education efforts, especially bring the construction field to planning efforts. Once cleanup begins, they will assist in making connections to skilled workers.



Vision Marshalltown	Name: Kyley Leger Email: <a href="mailto:Kyley.Leger@visionmarshalltown.org">Kyley.Leger@visionmarshalltown.org</a> Phone: (641) 691-2790	The role of Vision Marshalltown is to promote community improvement efforts by encouraging development and community pride and engagement.
Marshalltown Main Street	Name: Deb Millizer Email: <a href="mailto:director@marshalltownmainstreet.org">director@marshalltownmainstreet.org</a> phone: (641) 844-2001	Will assist with community outreach efforts within Downtown Marshalltown. They will one-on-one to communicate and seek input from the business community.
UnityPoint Foundation	Name: Deirdre Gruendler Email: <a href="mailto:MT_Foundation@unitypoint.org">MT_Foundation@unitypoint.org</a> Phone: (641) 754-5005	As the owner of the medical campus, UnityPoint's involvement will be to allow site access for assessments, participate in public informational meetings and provide input into the redevelopment of the site.
Region 6 Resource Partners	Name: Marty Wymore Email: <a href="mailto:Mwymore@Region6resources.org">Mwymore@Region6resources.org</a> Phone: (641) 752-0717	Provide guidance during the redevelopment planning process of the priority sites, including potential funding sources.
General Public		Help establish and prioritize non-priority sites, priority site redevelopment input and community buy-in.

**2.b.iii. Incorporating Community Input:** Through the community engagement process outcomes for the urban core will emerge. The proposed community engagement process will include the City, project partners and the QEP conducting outreach and education events to inform and solicit input from stakeholders, private investment entities (i.e. developers, realtors, banks, etc.) and the general public in order to achieve redevelopment plans based on community goals. This activity will take place for both priority and secondary sites and will be overseen by the City and QEP, as needed. The following outreach methods will be utilized during the community engagement process: •Host periodic open house events at varying times and multiple venues throughout the urban core (churches, schools, hospital, etc.) to keep interested citizens engaged in the process, findings and summary of next steps. •A dedicated project website will be developed. The website will provide a summary of the information, and an option for citizens to provide feedback/ comment. •The program will create project specific brochures for public education. •Periodic presentations will be given at the Marshalltown City Council Meetings to provide project status and allow for additional community input. •The project will utilize various methods to inform the public of upcoming events/meetings/input (newspaper, radio, flyers, website, etc.). All program information will be translated for the Latino, Myanmar and Sudanese populations. The outcomes that receive the most consensus through the input process will be evaluated by the QEP to determine the feasibility (market, environmental, financial, etc.). Those outcomes that are deemed feasible will be prioritized through additional public input. The prioritization list will be incorporated into the brownfields redevelopment plan and presented to the City Council for adoption.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

### 3.a. Description of Tasks/Activities and Outputs

#### 3.a.i./ii./iii./iv Project Implementation/Anticipated Project Schedule/Lead/Output:

<b>Task 1: Cooperative Agreement Oversight</b>	<b>(\$42,000)</b>
i. Project Implementation: Cooperative Agreement Oversight will be conducted by the City of Marshalltown staff as indicated in Section 4.a.i./ii. and will include but is not limited to general grant management, qualified environmental professional (QEP) procurement and oversight, ensuring reporting requirements are met, and budget and invoice reconciliation. The selected QEP will assist with ensuring reporting requirements are met. These activities will be conducted for both the priority sites and sites within the secondary inventory and will take place throughout the grant cycle.	
ii. Anticipated Project Schedule: Quarters 1 - 12	
iii. Task Lead: Michelle Spohnheimer	
iv. Output(s): Workplan; Project Schedule; Quarterly and Final Reporting; Monthly Funding Draws Prepared/Reconciled and Submitted to EPA; Project scopes of work	
<b>Task 2: Inventory and Community Outreach</b>	<b>(\$19,000)</b>
i. Project Implementation: *Inventory - An inventory of priority sites has already been established, however, the City and project partners, along with the QEP will continue to grow and establish the secondary brownfield inventory (additional non-priority sites). If funding allows these additional sites may be assessed determine on ranking within the priority system. *Community Outreach – will be conducted as stated in section 2.b.iii. Incorporating Community Input.	
ii. Anticipated Project Schedule: Quarters 1 – 4, Additional sites may be added throughout the grant cycle.	
iii. Task Lead: Oversight by Michelle Spohnheimer. Executed by QEP.	
iv. Output(s): Secondary inventory of brownfield sites within the target area; Community Involvement Plan; Program Website; Marketing Materials (flyers, brochures, etc.); 10 public input meetings; 3-6 presentations/updates to City Council	
<b>Task 3: Environmental Site Assessments (ESAs)</b>	<b>(\$149,000)</b>
i. Project Implementation: Environmental assessments for the priority sites included conduct 11 Phase I ESAs (9 Hazardous Substance and 2 Petroleum). Phase II ESAs within the target area/priority sites include conducting 3 Phase II ESAs (3 Hazardous Substance and 1 Petroleum). This task involves QEP and reporting expenses, printing and other eligible assessment-related expenses. Work plan for the project will be completed by the QEP. Site eligibility determinations for the priority sites will be sent to EPA for eligibility approval prior to Environmental assessment work beginning. The average pricing for Phase I ESA is \$3,500 to \$5,000, while the average pricing for Phase II ESA is \$10,000 to \$30,000 per site.	
ii. Anticipated Project Schedule: Quarter 1: Draft workplan submitted to EPA; Quarter 1: Site eligibility determinations on the priority sites sent to EPA; Quarters 2 – 5: Phase I ESAs on priority sites; Quarters 2 – 6: Phase II ESAs on priority sites. Secondary sites will be assessed as funding is available throughout the 3-year grant period.	
iii. Task Lead: Qualified Environmental Professional (QEP)	

iv. Outputs: Project Workplan; 4 of Priority site determinations; 11 Phase I ESAs; 4 Phase II ESA site specific workplans; 4 Phase II ESAs; 4 Supplemental Phase II ESAs
<b>Task 4: <i>Site Specific Cleanup Planning</i></b> (\$40,000)
i. Project Implementation: This task involves the creation of a cleanup plan that will identify cleanup implementation strategies and potential resources for the identified redevelopment on the Medical Campus. The QEP will be responsible to task outputs. Information obtained during the assessment phase will be used to evaluate the potential level of effort necessary to cleanup the medical campus site. A second cleanup plan will be conducted on one of the remaining priority sites, determined through the community engagement process. The QEP will complete an analysis of brownfield cleanup alternatives (ABCAs) to be included in the cleanup plans. The total estimated budget for this task includes travel to attend meetings with IDNR staff and/or other stakeholders related to the actual cleanup or proposed development plans. Additional, costs for supplies such as mapping, copying, publishing, mailing, etc. is also included.
ii. Anticipated Project Schedule: Quarters 6-9
iii. Task Lead: Overseen by Michelle Spohnheimer and conducted by the QEP
iv. Outputs: - 2 Cleanup Plans
<b>Task 5: <i>Planning Activities</i></b> (\$50,000)
i. Project Implementation: Planning activities include the creation of a Brownfield Revitalization Plan for the downtown hospital site. The plan will incorporate previous planning efforts by the City (Downtown Master Plan, Highway 14 Corridor Plan and 2030 Comprehensive Plan). We anticipate involvement of the project partners, stakeholders and the Marshalltown community to provide input into an action plan for the Brownfield Redevelopment. The total estimated budget for this task primarily includes QEP expenses. Additionally, costs for supplies such as mapping, copying, publishing, mailing, etc. is also included.
ii. Anticipated Project Schedule: Quarters 5 - 12
iii. Task Lead: Overseen by Michelle Spohnheimer and conducted by the QEP
iv. Outputs: Comprehensive Redevelopment Plan for the Medical Campus Site

### 3.b. Cost Estimates -Describe How Cost Estimates were develop

Budget Categories		Hazardous Substances Project Tasks (\$)					Total
		(Task 1) Oversight	(Task 2) Inventory & Outreach	(Task 3) ESAs	(Task 4) Site Specific Cleanup Planning	(Task 5) Planning Activities	
Direct Costs	Personnel <sup>1</sup>	\$4,680	\$1,165				\$5,845
	Fringe Benefits <sup>1</sup>	\$1,320	\$335				\$1,655
	Travel		\$1,000				\$1,000
	Equipment						-
	Supplies <sup>4</sup>		\$500			\$500	\$1,000
	Contractual <sup>2</sup>	\$15,000	\$7,000	\$119,000	\$30,000	\$19,500	\$190,500
Total Direct		\$21,000	\$10,000	\$119,000	\$30,000	\$20,000	\$200,000
Total Indirect <sup>3</sup>		-	-	-	-	-	-

Total Budget		\$21,000	\$10,000	\$119,000	\$30,000	\$20,000	\$200,000
Budget Categories		Petroleum Project Tasks (\$)					Total
		(Task 1) Oversight	(Task 2) Inventory & Outreach	(Task 3) ESAs	(Task 4) Site Specific Cleanup Planning	(Task 5) Planning Activities	
Direct Costs	Personnel <sup>1</sup>	\$4,680	\$1,165	-	-	-	\$5,845
	Fringe Benefits <sup>1</sup>	\$1,320	\$335	-	-	-	\$1,655
	Travel	-	\$2,000	-	-	-	\$2,000
	Equipment	-	-	-	-	-	-
	Supplies <sup>4</sup>	-	\$500	-	\$1,000	\$1,000	\$2,500
	Contractual <sup>2</sup>	\$15,000	\$5,000	\$30,000	\$9,000	\$29,000	\$88,000
	Other	-	-	-	-	-	-
Total Direct		\$21,000	\$9,000	\$30,000	\$10,000	\$30,000	\$100,000
Total Indirect <sup>3</sup>		-	-	-	-	-	-
Total Budget		\$21,000	\$9,000	\$30,000	\$10,000	\$30,000	\$100,000

<sup>1</sup> Average salaries Director (\$56.45 personnel per hour and \$16.00 per hour for fringe benefits)

\*208hrs\*72.45=\$15,000 (round down) <sup>2</sup>11 Phase Is (\$2,500-\$3,500) average cost of \$3,000

\*11= \$33,000, 4 Phase IIs (\$10,000-\$30,000) average cost of \$20,000 \* 4 = \$82,000 (round up),

4 - ACM/LSI (8,500) \$8,500 \*4 = \$34,000 and one site reuse plan (\$50,000) 2 site specific cleanup plans (\$20,000 each) <sup>3</sup> Administrative costs cannot exceed 5% of EPA funds. The City will not charge indirect costs. <sup>4</sup> Supplies include mailings, printing, computer, website, etc.

**3.c. Measuring Environmental Results:** The City of Marshalltown will develop a detailed project schedule and work plan based on information provided in section 3.a. The work plan will detail key milestones within the grant period for measuring, documenting, and communicating outputs and outcomes to the public, EPA and project partners. Project benefits will be recorded and input into ACRES if applicable and/or included in the final report. Site specific information will be documented, and data inputted into ACRES. The project will provide the following information on inventoried sites within the target area: (1) number of sites perceived as contaminated but following assessment work revealed no further action; (2) number of sites needing a Phase II ESA; (3) number of sites perceived to be contaminated and requiring remediation; (4) number of brownfield sites that currently do not contribute to property revenues; (5) number of site redevelopment/cleanup plans and Analysis of Brownfields Cleanup Alternatives; (6) number of jobs created, housing units added, commercial and residential occupancy rates, and expanded tax base on redevelopment. The EPA ACRES Database will be continually updated by the city. When new activities, including assessments, redevelopment or job creation are accomplished on a parcel, it will be immediately updated and submitted to EPA for review and approval. The project manager will periodically evaluate the project progress and take necessary corrective actions if needed.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. Programmatic Capability**

4.a.i./ii. Organizational Structure/Description of Key Staff: The City of Marshalltown will administer the assessment grant with the assistance of the procured QEP. The City will prepare

a Request for Proposals/Qualifications, advertise and disseminate the request to environmental professionals. The City will focus on securing the services of a firm experienced in performing work funded through this program and familiar with the program's requirements. Following this review, the City will work the QEP to prepare the necessary eligibility determinations and site-specific quality assurance project plans for review and approval.

With more than 20 years of experience in city management and grant management, Ms. Michelle Spohnheimer, Housing and Community Development Director, will serve as the Project Director and is responsible for overseeing the grant. Ms. Diana Steiner, City Finance Director, will provide a supporting role in fiscal management of the grant. In the unlikely event of staff turnover, the City will retain project leadership from staff assigned to the grant's management (e.g., City Manager, Public Works Director, or both) and the QEP.

**4.a.iii. Acquiring Additional Resources:** The City of Marshalltown will procure through a competitive selection process for a QEP that is experienced in EPA brownfields projects, brownfields redevelopment, brownfields cleanup and environmental site assessments. This QEP will assist with cooperative agreement oversight, assessments, cleanup planning, inventory/community engagement and planning activities. The City has implemented this resource acquisition process successfully on a previous brownfield grant resulting in the achievement of all cooperative agreement objectives. The City has a significant history in working closely with the executive officer of the Iowa Brownfields Program, in which technical expertise and advice has been provided.

#### **4.b. Past Performance and Accomplishments**

**4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:** The previous EPA Brownfield Assessment Grant listed below had all funds spent and was successfully closed out with no negative findings.

EPA Brownfields Hazardous Substances & Petro Assessment Grant – \$400k 10/2007 – 9/2012

**4.a.i.(1). Accomplishments:** The City completed Phase I ESAs on 20 parcels totaling 6.55 acres during the grant period. The City completed Phase II ESAs on 15 parcels totaling 5.77 acres. All parcels were updated in the EPA ACRES database with the results of both Phase I and Phase II ESAs. Several cleanup planning initiatives were completed post ESA activities including review of analytical data to determine additional testing in addition to identifying additional funds for redevelopment initiatives for affordable housing. All funds were expended and compliance with the cooperative agreement requirements were met.

**4.b.i.(2). Compliance with Grant Requirements:** The City performed several activities required to meet the programmatic requirements to oversee the grant agreement, which includes completion of all administrative requirements of the grant agreement.

Specifically, the City accomplished the following during the project period:

- Hired a QEP
- Attended the 2008 and 2009 annual Brownfields Conferences
- Completed and submitted 20 quarterly reports and submitted to EPA on time
- Completed and submitted a Final Closeout Report to the EPA within 90 days following grant expiration

**City of Marshalltown, Iowa Brownfields Community-Wide Assessment Grant Application****Threshold Criteria Response**

**III.B.1. Statement of applicant eligibility:** The City of Marshalltown, Iowa affirms that the organization is eligible for funding as it is a “General Purpose Unit of Local Government” in the State of Iowa and is therefore eligible as per the guideline definition (see Resolution below).

**III.B.2 Community Involvement Plan Summary:** Through the community engagement process outcomes for the urban core will emerge. The proposed community engagement process will include the City, project partners and the QEP conducting outreach and education events to inform and solicit input from stakeholders, private investment entities (i.e. developers, realtors, banks, etc.) and the general public in order to achieve redevelopment plans based on community goals. This activity will take place for both priority and secondary sites and will be overseen by the City and QEP, as needed. The following outreach methods will be utilized during the community engagement process:

- Host periodic open house events at varying times and multiple venues throughout the urban core (churches, schools, hospital, etc.) to keep interested citizens engaged in the process, findings and summary of next steps.
- A dedicated project website will be developed. The website will provide a summary of the information, and an option for citizens to provide feedback/ comment.
- The program will create project specific brochures for public education.
- Periodic presentations will be given at the Marshalltown City Council Meetings to provide project status and allow for additional community input.
- The project will utilize various methods to inform the public of upcoming events/meetings/input (newspaper, radio, flyers, website, etc.). All program information will be translated for the Latino, Myanmar and Sudanese populations. The outcomes that receive the most consensus through the input process will be evaluated by the QEP to determine the feasibility (market, environmental, financial, etc.). Those outcomes that are deemed feasible will be prioritized through additional public input. The prioritization list will be incorporated into the brownfields redevelopment plan and presented to the City Council for adoption.

**III.B.3. Affirmation Statement regarding active Assessment Grants:** The City of Marshalltown, Iowa affirms it does not have an active EPA Brownfields Assessment Grant.

Res. 2019-292

**RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN US ENVIRONMENTAL  
PROTECTION AGENCY (EPA) BROWNFIELDS ASSESSMENT GRANT**

WHEREAS EPA established the Brownfields Assessment Grant Program and has announced funding availability under said Program for community-wide assessment grants; and

WHEREAS the City is an eligible applicant with a proven track record of successfully implementing funding under said Program; and

WHEREAS the environmental assessment associated with demolition, acquisition and private redevelopment will be required for redevelopment specifically in the areas of the downtown and the Highway 14 corridor

WHEREAS said Program is a source of funding for environmental assessments and there is not a match requirement; and

WHEREAS the City Council has reviewed the request and found it to be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. The City staff and Mayor is hereby authorized to prepare and submit a Brownfields Assessment Grant Program application in the amount of \$300,000.

Section 2. The Council hereby authorizes staff to accept the award if granted and sign necessary agreements to execute an award.

Passed this 11<sup>th</sup> day of November, 2019 and signed this 13<sup>th</sup> day of November, 2019.

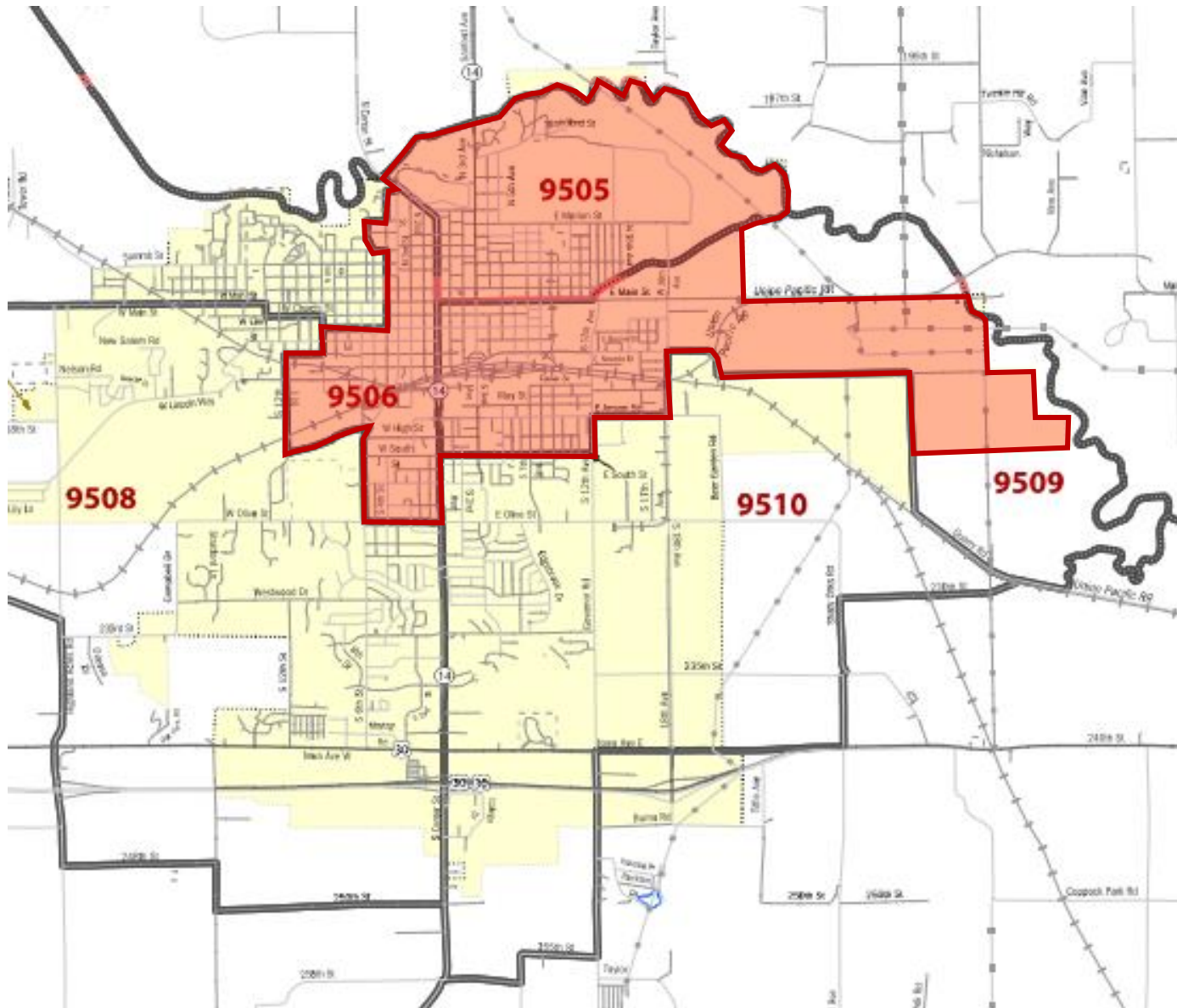
CITY OF MARSHALLTOWN, IOWA

  
Joel T.S. Greer, Mayor

ATTEST:

  
Shari L. Coughenour, CMC City Clerk

City of Marshalltown, Iowa  
Census Tract Priorities: 9505, 9506 and 9509





## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/25/2019

4. Applicant Identifier:

City of Marshalltown

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Marshalltown

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0758522930000

d. Address:

\* Street1:

24 North Center Street

Street2:

\* City:

Marshalltown

County/Parish:

Marshall

\* State:

IA: Iowa

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

501584911

e. Organizational Unit:

Department Name:

Housing Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Michelle

Middle Name:

\* Last Name:

Spohnheimer

Suffix:

Title:

Housing Community Development Director

Organizational Affiliation:

City of Marshalltown

\* Telephone Number:

641-754-5756

Fax Number:

641-754-5742

\* Email:

mospohnheimer@marshalltown-ia.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Jurisdiction\_Map\_Marshalltown.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2020 U.S. EPA Brownfield Community-Wide Assessment Application - Marshalltown, Iowa

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: